



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0236/96

D B Rees Builders
c/o Derek Kent Associates
Great Wheelers Barn
The Green
Sarratt
Herts

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
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93 Longfield Road, Tring, Herts

FOUR TERRACED HOUSES, GARAGES AND PARKING AND ALTERATIONS TO PARKING AT CARMAN COURT

Your application for *full planning permission* dated 23.02.1996 and received on 26.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 04.07.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/96

Date of Decision: 04.07.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

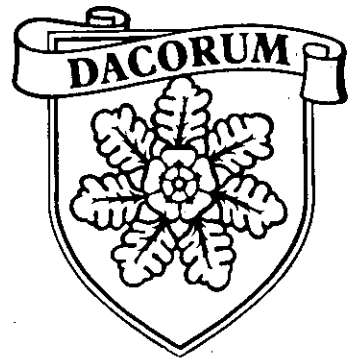
5. The first floor window in the south-west elevation of the building hereby approved, coloured yellow on Drawing No. 538/13 shall be of a non-opening type and shall be fitted and thereafter permanently maintained with obscure glazing.

Reason: To safeguard the residential amenity of adjoining property.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No. 538/11A shall have been provided and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking provisions.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/96

Date of Decision: 04.07.1996

7. No work shall be started on the development hereby permitted until details of all hard-surfacing materials shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

8. The tree shown coloured green on the Approved Plan No. 538/11A shall be protected during the whole period of site excavation by the erection of a 1.5 m high chestnut paling fence on a scaffold framework in the position shown by the brown line on that drawing.

Reason: In order to ensure that no damage occurs to the tree during building operations.

9. No materials, plant, soil or spoil shall be stored within the area enclosed by the brown line on the Approved Plan No. 538/11A.

Reason: In order to ensure that no damage occurs to the tree during building operations.

10. The garages hereby approved shall always be available for parking of domestic vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or addition to the dwellings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.